



Amended
**STATEMENT OF BENEFITS
UTILITY DISTRIBUTABLE PROPERTY**
State Form 52446 (R3 / 11-15)
Prescribed by the Department of Local Government Finance

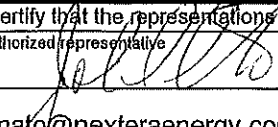
PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

**FORM
SB - 1 / UD**

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, Form UD-ERA must be filed with the county assessor. Form UD-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved must submit Form CF-1/UD annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/UD that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/UD that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer Jordan Creek Wind Farm LLC and its affiliates and its permitted assignees					Name of contact person Mary E. Solada, Esq.						
Address of taxpayer (number and street, city, state and ZIP code) 700 Universe Blvd., FEJ/JB, Juno Beach, FL 33408					Title of contact person Attorney						
Telephone number (561) 304-6198			Fax number ()		Telephone number (317) 635-8900			E-mail address of contact person msolada@bgdlegal.com			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Warren County Council							Resolution number				
Location of property Prairie, Jordan, Liberty and/or Steuben Townships					County Warren		Taxing district 012, 003, 006, 013				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (Use additional sheets if necessary.) See attachment					ESTIMATED						
							Start Date		Completion Date		
					Manufacturing Equipment		05/15/2020		05/15/2021		
					Research & Development Equipment						
					Logistical Distribution Equipment						
Information Technology Equipment											
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number 0		Salaries 0		Number retained 0		Salaries 0		Number additional 3-5		Salaries \$30K - \$60K	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
NOTE: Pursuant to IC 6-1.1-12.1-5.1(d)(2) the COST of the property is confidential.			Manufacturing Equipment		Research & Development Equipment		Logistical Distribution Equipment		Information Technology Equipment		
			Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value	
Current values											
Plus estimated values of proposed project			300,000,000								
Less values of any property being replaced											
Net estimated values upon completion of project			300,000,000								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds) _____						Estimated hazardous waste converted (pounds) _____					
Other benefits:											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative 						Title Vice President/Wind Development			Date signed (month, day, year) August 16, 2019		
E-mail address john.didonato@nexteraenergy.com						Telephone number (562) 691-7232			Fax number ()		

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is 2033. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|---|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) Terms and conditions of the Economic Development Agreement between Applicant and County; further see attachment hereto for abatement terms

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|--|--|--|--|---|--|
| <input checked="" type="checkbox"/> Year 1 | <input checked="" type="checkbox"/> Year 2 | <input checked="" type="checkbox"/> Year 3 | <input checked="" type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: <u> </u>
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input checked="" type="checkbox"/> Year 6 | <input checked="" type="checkbox"/> Year 7 | <input checked="" type="checkbox"/> Year 8 | <input checked="" type="checkbox"/> Year 9 | <input checked="" type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☒ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body) <i>John D. Connor, President</i>	Telephone number <u>(765) 762-3275</u>	Date signed (month, day, year) <u>August 26, 2019</u>
Printed name of authorized member of designating body <u>Warren County Council</u>	Name of designating body <u>Warren County Council</u>	
Attested by: (signature and title of attester) <i>Robin Weston-Hubner</i> County Auditor	Printed name of attester <u>Robin Weston-Hubner</u>	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.		

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**Amended
Statement of Benefits**

Jordan Creek Wind Farm LLC

Attachment

**Section 2
Description of Project**

Applicant desires to develop a Wind Energy Conversion System Project, a significant portion of which will be located in Warren County. This Project will consist of wind turbines and steel towers, a substation to be installed within the Project area, transmission lines, and an operation facility to house trucks and other equipment. The investment required in Prairie, Jordan, and/or Liberty Townships will be approximately \$300,000,000. These cost estimates are preliminary and may change closer to the initiation of construction. These estimates include estimated expenditures in both real and personal property, together with utility distributable property, in connection with the Project.

**Section 3
Estimate of Employees/Salaries as Result of Proposed Project**

Applicant estimates that three to five permanent full-time employees will be employed at the completion of the Project. This includes crew members and administrative staff. This does not include temporary employment during the construction phase. The salary for these positions will range from approximately \$30,000 per year to approximately \$60,000 per year for managers.

Note: This Amended Statement of Benefits replaces and supersedes the SB-1 forms filed on behalf of the Project by Orion Renewables which provided for 3 potential Phases of Project investment. Under this Amended SB-1, the first \$150MM of investment is on a traditional abatement schedule of 100%-90%-80%-70%-60%-50%-40%-30%-20%-10% and the second tranche of \$150MM is on a full 100% abatement schedule for 7 years.